

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
OCTOBER 26, 2010**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, OCTOBER 26, 2010 at 6:00 P.M.** in the First Floor Hearing Room of the Department of Building & Zoning Services, 757 Carolyn Avenue.

The Board of Zoning Adjustment hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33, of the Columbus City Codes. The Board does not hear applications to amend the Official Zoning Map. Specific case information may be obtained by contacting the Department of Building & Zoning Services, 757 Carolyn Avenue, 645-4522.

SPECIAL NOTE TO THE APPLICANT: It is important that you or your representative be present at the public hearing. It is the rule of the Board to dismiss an application when a representative is not present.

SIGN LANGUAGE INTERPRETER: An interpreter will be made available for anyone in need of this service. To request an interpreter, please contact the City of Columbus, Department of Building & Zoning Services at 645-4522 at least four (4) hours before the scheduled meeting time.

- 1. Application No.:** 10310-00317
Location: 945 KING AVENUE (43212), located at the southwest corner of Hess St. & King Ave.
Area Comm./Civic: Fifth by Northwest Area Commission
Existing Zoning: M, Manufacturing District
Request: Variance to Section:
3312.49, Minimum number of parking spaces required.
To reduce the required number of additional parking spaces from 38 to 0.
Proposal: To expand an existing bar by 2,851 sq. ft.
Applicant(s): Chris Gruette; c/o Jerome Scott Architects
1020 Goodale Blvd.
Columbus, Ohio 43212
Property Owner(s): Nick Pavich
945 King Ave.
Columbus, Ohio 43212
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

2. **Application No.:** **10311-00336**
 Location: **3050 OLENTANGY RIVER ROAD (43202)**, located at north east corner of Olentangy River Road and Dodridge Street.
 Area Comm./Civic: None
 Existing Zoning: C-4, Commercial District
 Request: Special Permit(s) to Section(s):
 3389.033, Cemetery.
 To allow a cemetery.
 Proposal: A cemetery expansion.
 Applicant(s): Union Cemetery Association
 3349 Olentangy River Road
 Columbus, Ohio 43202
 Property Owner(s): Howard E. & Mary P. Peck
 191 Longview Drive
 Dublin, Ohio 43017
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov
3. **Application No.:** **10310-00338**
 Location: **771 SOUTH 6TH STREET (43206)**, located on the west side of South 6th Street, approximately 150 feet south of Frankfort Street.
 Area Comm./Civic: German Village Area Commission
 Existing Zoning: R-2F, Residential District
 Request: Variance(s) to Section(s)

 Proposal: A lot split.
 Applicant(s): Brian S. Artz
 560 E. Town Street
 Columbus, Ohio 43215
 Property Owner(s): Jamie Hyde
 771 South 6th Street
 Columbus, Ohio 43206
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov

4. **Application No.:** **10310-00340**
 Location: **1276 NORTON AVENUE (43212)**, located on the east side of Norton Ave., approximately 220 ft. north of W. 3rd Ave.
 Area Comm./Civic: Fifth by Northwest Area Commission
 Existing Zoning: M, Manufacturing District
 Request: Variances to Sections:
 3312.49, Minimum number of parking spaces required.
 To reduce the minimum number of parking spaces from 100 to 44.
 3363.24, Building lines in an M-manufacturing zoning district.
 To reduce the required building setback along Norton Ave. from 25 ft. to 0 ft.

 Proposal: To construct a 100 unit supportive housing facility.
 Applicant(s): National Church Residences; c/o Robert A. Meyer, Jr.; Porter, Wright, Morris & Arthur, L.L.P.
 41 S. High St.
 Columbus, Ohio 43215

 Property Owner(s): Pomar, L.P., F.K.A., Khempton Building Supply Co.
 500 W. Wilson Bridge Rd., L.P.
 Worthington, Ohio 43085

 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov
5. **Application No.:** **10311-00341**
 Location: **2055 REFUGEE ROAD (43207)**, located on the south side of Refugee Rd., approximately 234 ft. west of the Norfolk-Southern railroad underpass.
 Area Comm./Civic: South Side
 Existing Zoning: M, Manufacturing District
 Request: Special Permit to Section:
 3389.07, Impound lot, junk yard or salvage yard.
 To allow a vehicle part salvage operation.

 Proposal: To establish and operate a vehicle part salvage business.
 Applicant(s): U-Part-It, L.L.C.; c/o Edward T. McClellan
 880 Mendes Ct.
 Columbus, Ohio 43235

 Property Owner(s): U-Part-It, L.L.C.
 2181 Alum Creek Dr.
 Columbus, Ohio 43207

 Case Planner: Dave Reiss, 645-7973
 E-mail: DJReiss@Columbus.gov

6. **Application No.:** **10310-00342**
 Location: **60 EAST 18TH AVENUE (43221)**, located on the north side of 18th Avenue, approximately 250 feet east of Pearl Alley.
 Area Comm./Civic: University Area Commission
 Existing Zoning: R-4, Residential District
 Request: Variance(s) to Section(s):
 3332.18, Basis of computing area.
 To increase the lot coverage from 40% to 52%.
 3332.27, Rear yard.
 To reduce the rear yard from 25% to 6%.
 Proposal: Redevelopment of existing structure.
 Applicant(s): Barret Jardine
 2561 Woodstock Drive
 Upper Arlington, Ohio 43221
 Property Owner(s): Garland Properties
 48 E. 15th Ave.
 Columbus, Ohio 43201
 Case Planner: Jamie Freise, 645-6350
 E-mail: JFFreise@Columbus.gov